



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS - AMENDED**

CERTIFICATE NUMBER: 2015-070

DATE: 16 June 2015

ADDRESS OF PROPERTY: 1915 Springdale Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12108619

OWNER(S): Douglass P. Ehmann

APPLICANT: Tony E. Ward

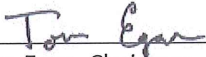
DETAILS OF APPROVED PROJECT: The project is a one and one-half story detached accessory building and driveway located in the rear yard. The building footprint is 24' x 28' and the height of the garage will not exceed 21', see exhibit labeled 'Elevation – June 2015.' The building's northeast elevation will have two wood-paneled garage doors and a wood window, which will match the existing windows on the house. A solid wood entry door and single wood-paneled garage door will be located on the northwest elevation, which faces the house, see exhibit labeled 'Elevation – June 2015'. The lap siding, corner boards, soffit, trim, etc. will be wood to match existing on the main house. An existing gravel drive will be extended to provide access to the garage, see exhibit labeled 'Site Plan – June 2015'. The impermeable coverage of the rear yard by the garage and previously approved pool (HDC 2015-042) is 49.7 percent. The structure will meet the minimum side and rear setbacks. Approval of any substitute material is not implied.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23: Work in Rear Yards.
2. The applicable Policy & Design Guidelines for Accessory Buildings (Garages, page 50) have been met.
3. The applicable Policy & Design Guidelines for Rear Yards (pg. 64) have been met, including:
 1. The Commission may allow Staff approval of work in rear yards that will not be substantially visible from a street. This includes fencing, landscaping, driveways, parking pads, decks, patios, pools and additions that are no wider than the present house and no higher than the original roof line.
 2. In a single-family use no more than 50% of the rear yard can be of impermeable material, including the roofs of additions to original buildings, paving, decks, patios and accessory buildings.

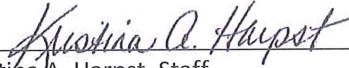
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- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.



Tom Egan, Chairman



Kristina A. Harpst, Staff

Elevation June 2015



APPROVED

Ehmann Residence

1915 Springdale Avenue
Charlotte, North Carolina 28202

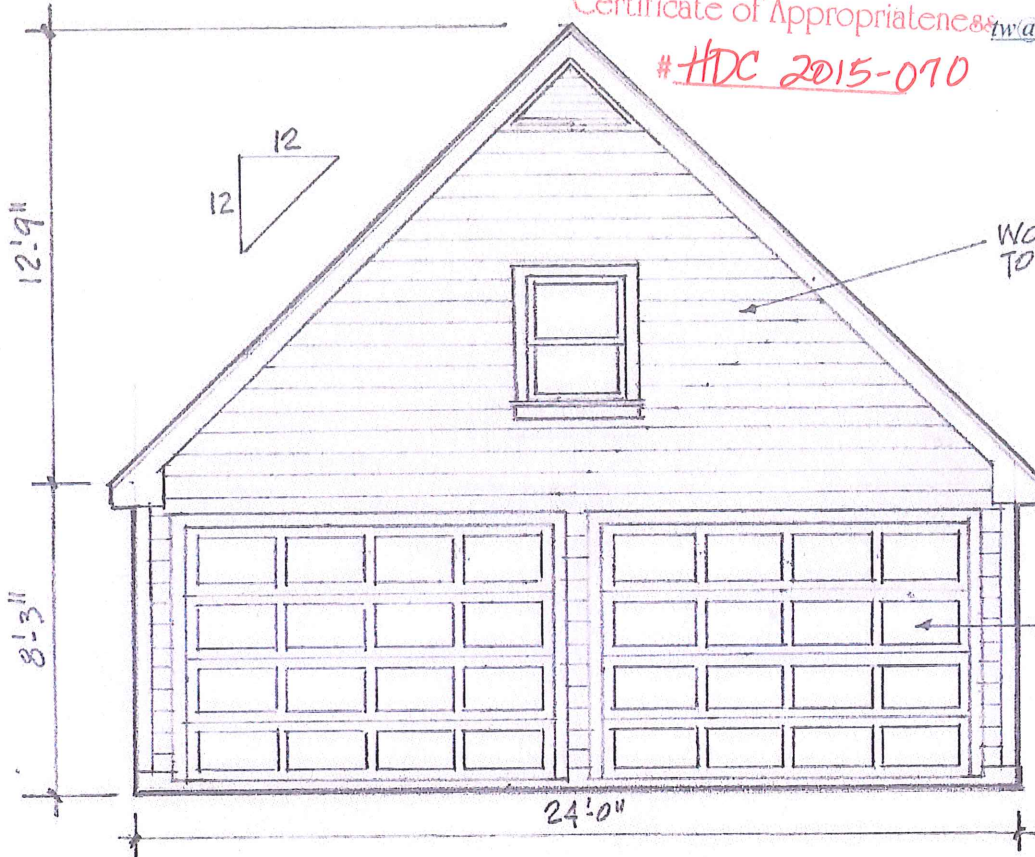
Charlotte
Historic District
Commission

Ward Design, Inc.
349-B West Tremont Avenue
Charlotte, North Carolina 28203
(704)619-8407

www.warddesign.com E-mail

Certificate of Appropriateness

#HDC 2015-070



WOOD SIDING PAINTED
TO MATCH HOUSE

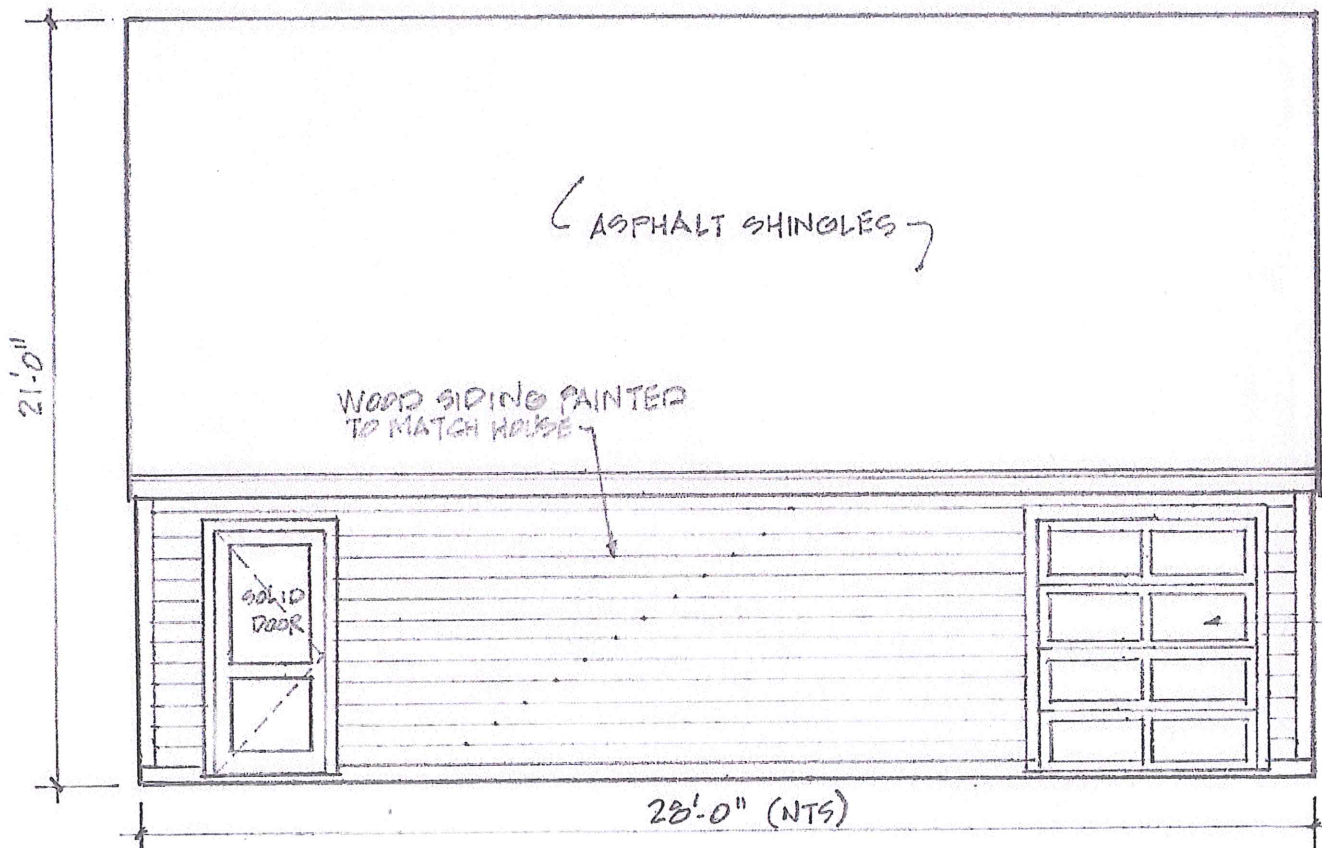
NOTE:

OTHER TWO ELEVATIONS
PLAIN WITH NO DOORS
OR WINDOWS.

SOLID GARAGE DOORS
WOOD PAINTED

← NORTHEAST ELEVATION

NORTHWEST ELEVATION



ASPHALT SHINGLES

WOOD SIDING PAINTED
TO MATCH HOUSE

SOLID
DOOR

SOLID
GARAGE
DOOR
WOOD
PAINTED

28'-0" (NTS)

Site Plan Exhibit - June 2015

Ehmann Residence
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twawarddesign.com E-mail



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Certificate of Appropriateness

HDC 2015-042

and

HDC 2015-070

Height of spa - 18" above
coping

ZONING DATA: R-5

REAR YARD SIZE: 6345 SQ. FT.

MAXIMUM COVERAGE

ALLOWED: 3172.5 SQ. FT.

NEW ADDITION: 994.2 SQ. FT.

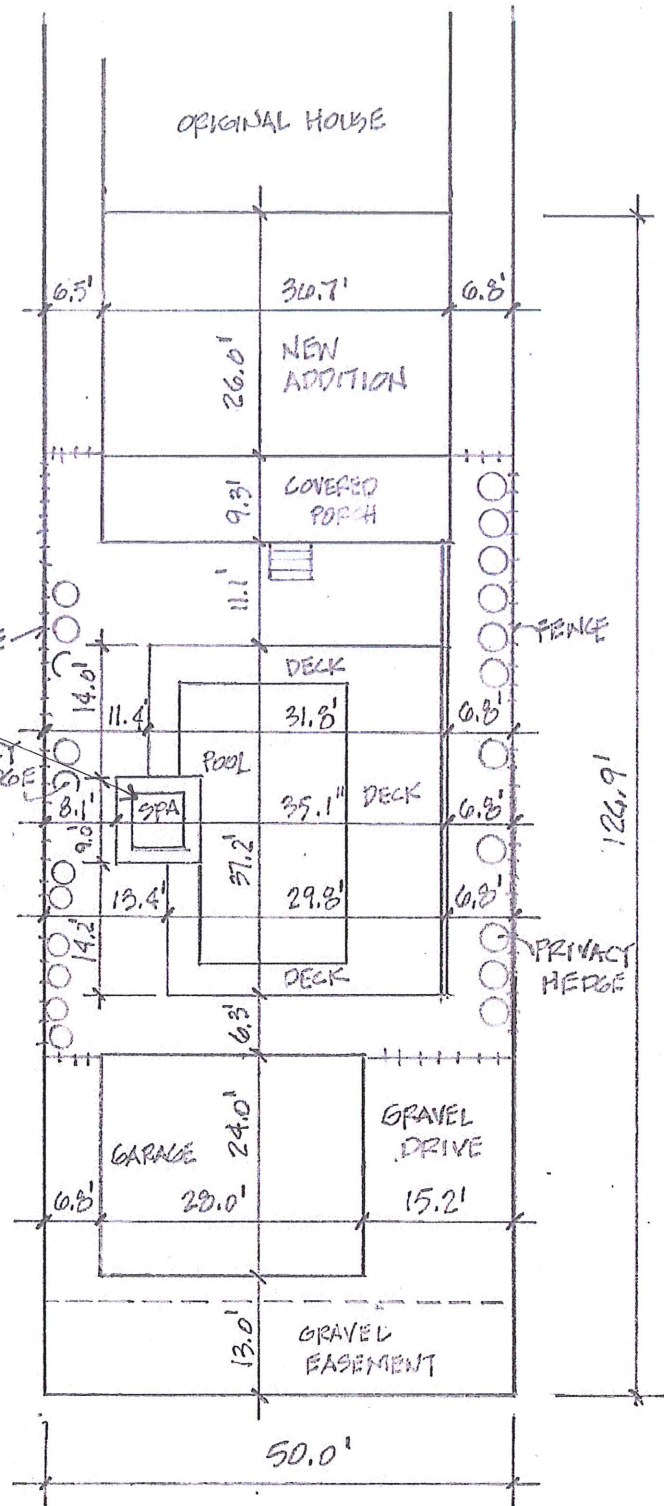
NEW COVERED PORCH: 341.3 SQ. FT.

POOL & DECK: 1124.2 SQ. FT.

GARAGE: 672 SQ. FT.

TOTAL COVERAGE: 3151.7 SQ. FT.

PERCENTAGE OF COVERAGE: 49.7%



REAR YARD SITE PLAN

SCALE: 1/2" = 1'-0"